

TRADEWAY

LOGISTICS

Another quality
project by

SHOPOFF
REALTY
INVESTMENTS

1,061,090 SF

Class AAA Distribution Center
Desert Hot Springs, CA

FREEWAY FRONTAGE



PROPERTY INFORMATION

Colliers and Stream Realty are pleased to present TradeWay Logistics, a Class AAA distribution facility totaling +/- 1,061,090 square feet on 55.54 acres of land. The project will be built next door to Amazon's newly completed Fulfillment Center. TradeWay Logistics is located directly off the I-10 Freeway in Desert Hot Springs and provides direct, strategic access to significant locations in Southern California and all throughout the Southwest.

This Net Zero building is designed with state-of-the-art features including 42' clear height, ESFR sprinklers, 168 Dock High Doors and a 1500' Private Truck Cue. TradeWay Logistics is positioned as a major west coast logistic hub with access to the largest ports in the United States and substantial population centers in Southern California, Nevada, and Arizona. Immediate access to the I-10 Freeway grants the Property a crucial East-West interstate connection that can service the entire Southern United States. The project's strategic line of access to Mexico positions it well to benefit from the rapid rise in nearshoring with Mexican imports to the US increasing 50% in the last 5 years to \$505B in value.

TradeWay Logistics comes with a solar PV and battery storage system to lower operating costs and mitigate business interruptions. The project is coming soon!

INLAND EMPIRE MARKET

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55.54 Acres (Net)
Land Acreage

Two 240' Concrete
Truck Courts

±1,061,090 SF
Total Rentable Area

498 Trailer | 586 Auto
Parking Stalls

Build-to-Suit
Office Area

168 DH | 4 GL
Loading Doors

Cross Dock
Property Type

ESFR
Sprinklers

42'
Warehouse Clearance

Superflat
Floor Slab

720' x 1,453'
Building Dimensions

EV Pathway
for Charging Stations for
Trucks and Vehicles

Net Zero
Including Solar on Roof

Adjacent
to Amazon Fulfillment Center

Power / HVAC
4000 Amp Service 277/480
HVAC Ready

1500'
Private Truck Queue

BLDG. AREA
1,061,090 S.F.

86 DOCK DOORS

82 DOCK DOORS

FUTURE RETAIL

DETENTION BASIN

20TH AVENUE

CALLE LOS RAMOS

INTERSTATE 10



AERIAL MAP

± 1.9M SF
Planned

± 740K SF
Planned

± 1.06M SF
Planned

Business Park

amazon

Fulfillment
Center -
Completed

ARCO

Denny's

76

Pilot
TRAVEL CENTERS

DEL TACO

FedEx

Jack
in the box

Chevron

TRADEWAY
LOGISTICS

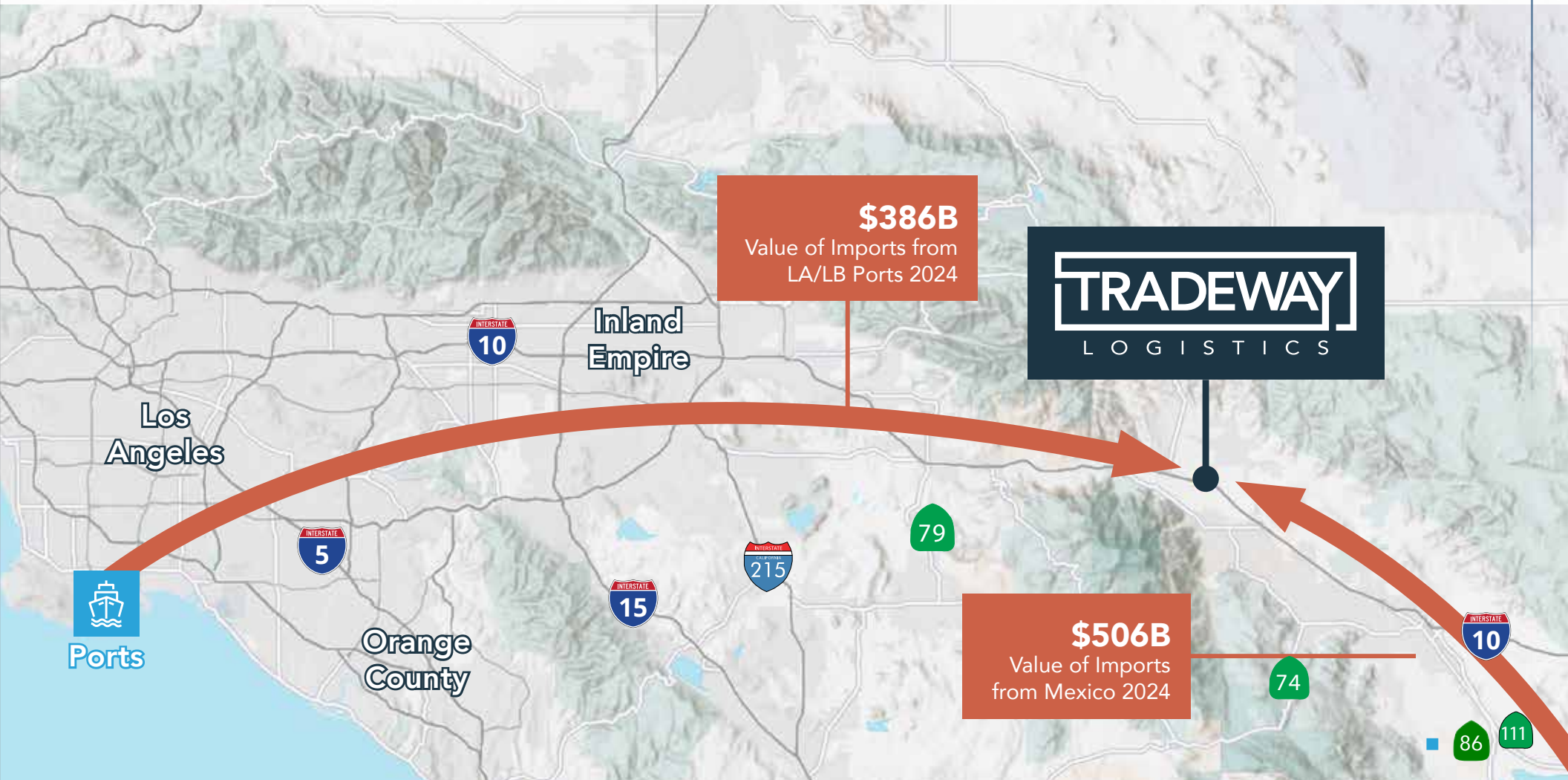
20th Ave

18th Ave

19th Ave

Indian Canyon Dr

Annual Imports from Mexico nearshoring have seen significant growth in the last few years, surpassing the Ports of L.A. & Long Beach - the busiest ports in the United States.



CENTRALIZED NEARSHORING DISTRIBUTION HUB

DEMOGRAPHICS [click for report](#)

Overview

	25 Miles	50 Miles	100 Miles
Population	530,477	2,539,502	16,034,986
Annual Population Growth Rate (2010-2020) <i>Desert Hot Springs (2010-2023) = 21.6%</i>	0.70%	0.94%	0.51%
Daytime Residents Population	314,324	1,436,860	8,476,222

DRIVE DISTANCE



FWY Interchanges



±0.5 Miles



±28 Miles



±46 Miles



±57 Miles



Ports

Port of Los Angeles
& Long Beach

±118 Miles



Airports

Palm Springs
Airport

±11 Miles

Ontario
Airport

±68 Miles

John Wayne
Airport

±92 Miles

San Bernardino
Airport

±52 Miles

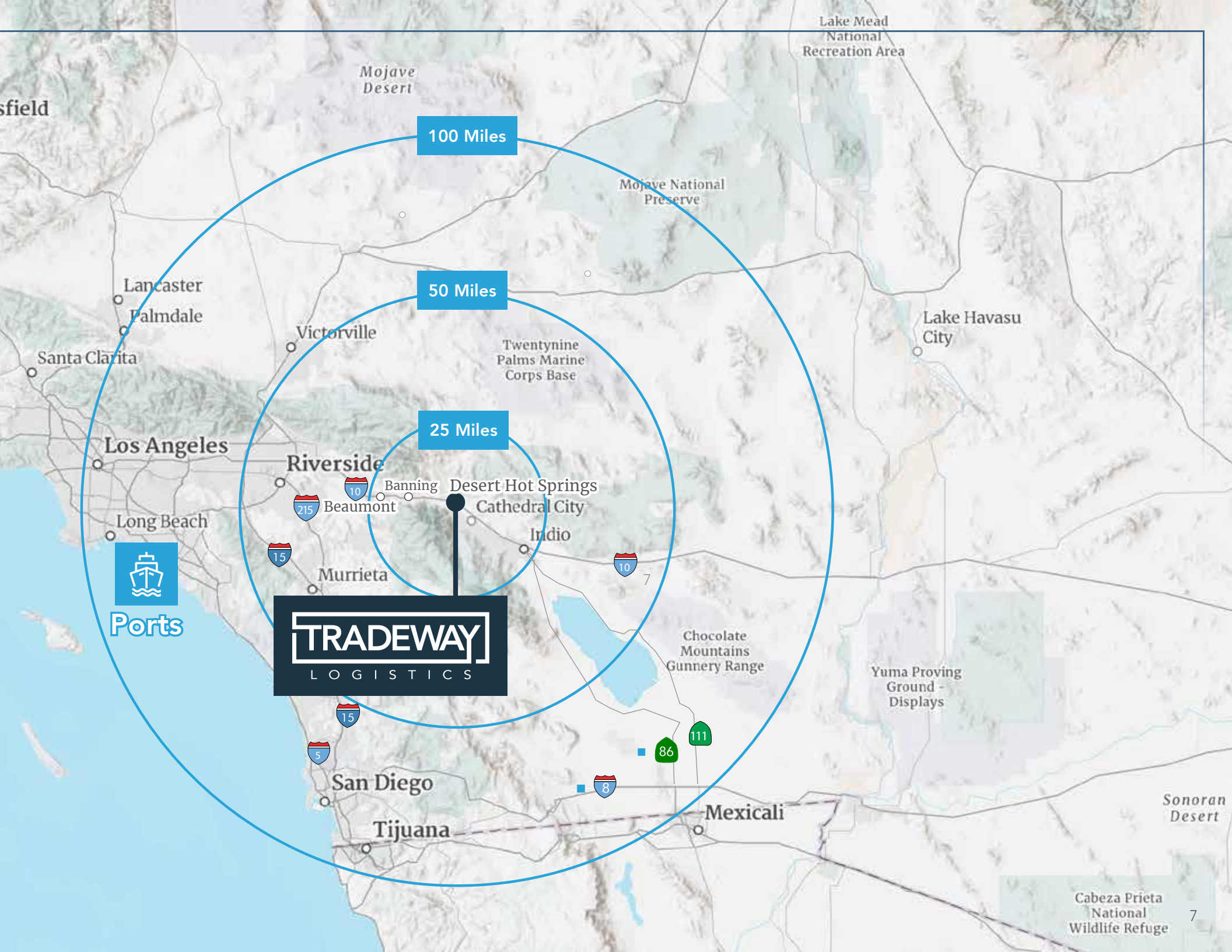
Los Angeles
Airport

±120 Miles

Long Beach
Airport

±106 Miles





Lake Mead
National
Recreation Area

Mojave
Desert

sfield

100 Miles

Mojave National
Preserve

50 Miles

Lake Havasu
City

Lancaster
Palmdale
Santa Clarita

Victorville

Twentynine
Palms Marine
Corps Base

25 Miles

Los Angeles

Riverside

Desert Hot Springs
Cathedral City

Banning
Beaumont

Long Beach



Murrieta



Indio



Ports

TRADEWAY
LOGISTICS

Chocolate
Mountains
Gunnery Range

Yuma Proving
Ground -
Displays



San Diego



Tijuana

Mexicali

Sonoran
Desert

Cabeza Prieta
National
Wildlife Refuge

Inland Empire Market Experts

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